

Local Planning Scheme No.4 (LPS4)

Development Application Checklist

Where development approval is required, you must submit an Application for Development Approval to the Shire of Mundaring. The Shire’s Local Planning Scheme No.4 (LPS4) and the Planning and Development (Local Planning Scheme) Regulations 2015 set out what types of development and activities require Development Approval.

The type of development or activity proposed will dictate the level of supporting information required to accompany the application. An application will **not** be accepted for lodgement by the Shire if it is incomplete.

The following matrix will assist with preparing the required documentation.

	Single House/ Grouped Dwellings	Ancillary Dwelling	Outbuilding	Patio/ Lean-to/ Carport	Site Works/ Retaining Wall(s)	Rural Pursuit	Change of Use
Supporting Document:							
Development Application Form (Form 1)	✓	✓	✓	✓	✓	✓	✓
ASIC Search Extract	*	*	*	*	*	*	*
Certificate of Title	✓	✓	✓	✓	✓	✓	✓
Deposited Plan	<i>DP</i>	<i>DP</i>	<i>DP</i>	<i>DP</i>	<i>DP</i>	<i>DP</i>	<i>DP</i>
Full Site Plan (<i>Based on Site Feature and AHD Contour Survey</i>)	✓	✓	✓	✓	✓	✓	✓
Effluent Disposal Details	<i>EDS</i>	<i>EDS</i>	<i>EDS</i>	<i>EDS</i>	<i>EDS</i>	<i>EDS</i>	<i>EDS</i>
Elevation Plans	✓	✓	✓	✓	**	**	**
Floor Plans	✓	✓	✓	✓	* <i>FP</i>	* <i>FP</i>	* <i>FP</i>
Finished Floor Level(s) (FFL, based on AHD)	✓	✓	✓	✓	**	**	**
Finished Ground Level(s) (FGL, based on AHD)	***	***	***	***	✓	***	***
Top of Wall and Bottom of Wall Heights	<i>RW</i>	<i>RW</i>	<i>RW</i>	<i>RW</i>	✓	<i>RW</i>	<i>RW</i>
Justification for Variation(s)	✓	✓	✓	✓	✓	✓	✓
Cover Letter	X	X	X	X	X	✓	✓
Bushfire Attack Level (BAL)	✓	✓	X	X	X	X	X
Bushfire Management Statement (BMS)	✓	✓	X	X	X	X	X
Heritage Impact Assessment	<i>H</i>	<i>H</i>	<i>H</i>	<i>H</i>	<i>H</i>	<i>H</i>	<i>H</i>
Environmental Assessment Inspection (EAI)	<i>EAI</i>	<i>EAI</i>	<i>EAI</i>	<i>EAI</i>	<i>EAI</i>	<i>EAI</i>	X
Stock Management Plan	X	X	X	X	X	✓	X

Form 1 – Application for Development Approval (LPS4)

Supporting Document:	Single House/ Grouped Dwellings	Ancillary Dwelling	Outbuilding	Patio/ Lean-to/ Carport	Site Works/ Retaining Wall(s)	Rural Pursuit	Change of Use
Flora and Fauna Report	#	#	#	#	#	#	#
Traffic Report	X	X	X	X	X	X	#
Business Details	X	X	X	X	X	X	✓

The symbols in the table above have the following meanings:

- ✓ Required.
- * Required where registered owner is a company.
- DP* Required where there are easements show on the Certificate of Title.
- EDS* Required where the application site is not connected to reticulated sewerage and where development has potential to impact an on-site effluent disposal system. Where additional bedrooms are proposed, the number of existing bedrooms on the property must be shown.
- ** Required where there is a works component to the proposed development.
- *FP* Required where there is a works component to the proposed development, or there are changes to a floor plan of an existing structure.
- *** Required where site works are proposed.
- RW* Required where retaining walls are proposed.
- H* Required where the application site relates to a property on the Shire's Heritage List and/or the State Heritage List.
- EAI* Required where, in the opinion of the Shire, the proposed development will impact environmental assets on/near the application site.
- # Required, where considered necessary by the Shire.
- X Not required, unless considered as necessary by the Shire.